

April 11, 1968

MEMORANDUM

TO: Boston Redevelopment Authority  
FROM: Hale Champion, Development Administrator  
SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition No. Z-1103  
Mobil Oil Corporation  
1707 Dorchester Avenue, Dorchester

Petitioner seeks a Forbidden Use Permit and three variances to utilize premises as a gasoline service station in a General Residence (R-.8) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7 A gasoline service station with necessary signs is forbidden in an R-.8 district.		
Sect. 18-1 Front yard insufficient (Dorchester Av.)	25 ft.	22 ft.
Sect. 18-1 Front yard insufficient (Centre Av.)	25 ft.	.8 ft.
Sect. 20-1 Rear yard insufficient	40 ft.	1.5 ft.

The property, located at the corner of Dorchester and Centre Avenues, contains an abandoned one-story structure which was formerly occupied as a gasoline station. The staff is of the opinion that this small lot, approximately 5622 square feet, can not adequately support this non-conforming use and the proposal would have a detrimental affect on the abutting residential properties. Denial is recommended.

VOTED: That in connection with Petition No. Z-1103, brought by Mobil Oil Corporation, 1707 Dorchester Avenue, Dorchester, for a Forbidden Use Permit and variances of insufficient front and rear yards to utilize premises as a gasoline service station in a General Residence (R-.8) district, the Boston Redevelopment Authority is opposed to the granting of the petition. This small lot, approximately 5622 square feet, cannot adequately support this non-conforming use and the proposal would have a detrimental affect on the abutting residential properties.



Re: Petition No. Z-1104  
Charles Johnson  
1-10 Woolsey Square, Jamaica Plain

Petitioner seeks a Forbidden Use Permit and two variances to use premises for a parking lot and outdoor storage of contractors' materials and equipment in a Local Business (L-1) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7 Outdoor storage of contractors' equipment is forbidden within an L-1 zone		
Sect. 18-4 Front yard is insufficient	10 ft.	0
Sect. 20-1 Rear yard is insufficient	20 ft.	0

The property, located at the corner of Woolsey Square and Green Street, is presently utilized as a parking lot for small moving vans and trucks.

The property lies in the path of the proposed Southwest Expressway and the proposed storage of contractors' equipment is incompatible with the surrounding residential properties. Recommend denial.

VOTED: That in connection with Petition No. Z-1104, brought by Charles Johnson, 1-10 Woolsey Square, Jamaica Plain, for a Forbidden Use Permit and variances of insufficient front yard and rear yard to use premises for a parking lot and outdoor storage of contractors' materials and equipment in a Local Business (L-1) district, the Boston Redevelopment Authority is opposed to the granting of the petition. The property lies in the path of the proposed Southwest Expressway and the proposal is incompatible with the surrounding residential properties.

Re: Petition No. Z-1105  
The Children's Hospital Medical Center  
319 Longwood Avenue, Boston

Petitioner seeks a variance from a former decision of the Board of Appeal to increase an automobile parking fee in an Apartment (H-3) district. The property, a six-story open deck garage, is located at the corner of Longwood Avenue and Blackfan Street. The maximum fee for a 24-hour period is presently \$1.00 as established by the Board of Appeal. The Hospital proposes to increase the fee to \$1.50 for the same parking period. The increase would help the Hospital meet the rising costs of operation. Approval is recommended.



VOTED: That in connection with Petition No. Z-1105, brought by The Children's Hospital Medical Center, 319 Longwood Avenue, Boston, to vary from a former decision of the Board of Appeal to increase an automobile parking fee in an Apartment (H-3) district, the Boston Redevelopment Authority has no objection to the granting of the petition. The proposed increase would help the Hospital meet the increasing costs of operating the garage.

Re: Petition No. Z-1106  
Russell W. Keegan  
7 Kenton Road, Jamaica Plain

Petitioner seeks a conditional use permit to use premises for an open air parking lot in a Local Business (L-.5) district. The proposal would violate the code as follows:

Sect. 8-7 A parking lot is a conditional use within an L-.5 zone.

The petitioner conducts a gasoline service station on Washington Street and proposes to provide a local parking lot on vacant land in the rear of his station. Vehicular access and maneuverability for this proposal would present serious traffic problems. The proposal is inconsistent with and would adversely affect the residential character of the neighborhood. Recommend denial.

VOTED: That in connection with Petition No. Z-1106, brought by Russell W. Keegan, 7 Kenton Road, Jamaica Plain, for a conditional use permit to use premises for an open air parking lot in a Local Business (L-.5) district, the Boston Redevelopment Authority is opposed to the granting of the petition. Vehicular access and maneuverability for the proposal would present serious traffic problems. The proposal is inconsistent with and would adversely affect the residential character of the neighborhood.

Re: Petition No. Z-1107  
McDonough Motors, Inc.  
1159-1161 Dorchester Avenue, Dorchester

Petitioner seeks two Forbidden Use Permits, two Conditional Use Permits and three variances to erect a one-story addition, legalize the existing occupancy and change the occupancy from office for used car lot to office and four car repair shop garage in Apartment (H-1) and Local Business (L-1) districts. The proposal would violate the code as follows:



		<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7	The outdoor sale of used motor vehicles and a repair shop garage are forbidden in an H-1 district.		
Sect. 8-7	The outdoor sale of used motor vehicles and a repair shop garage are conditional in an L-1 district.		
Sect. 10-1	Parking not allowed in front yard or within 5 feet of side lot line		
Sect. 18-1	Front yard is insufficient (Dorchester Av.)	25 ft.	0
Sect. 18-4	Front yard is insufficient (Deen St.)	25 ft.	0

The property is presently occupied as a used car lot with a one-story metal office building, apparently erected without a permit, which the petitioner seeks to legalize and expand with a one-story addition for a repair shop garage. Although the site abuts similar uses, the proposal is unreasonable and would represent further undesirable commercial encroachment of this section of Dorchester Avenue. Denial is recommended.

VOTED: That in connection with Petition No. Z-1107, brought by McDonough Motors, Inc., 1159-1161 Dorchester Avenue, Dorchester, for two forbidden use permits, two conditional use permits and four variances to erect a one-story addition, legalize the existing office building and change the occupancy from office for used car lot to office and four-car repair shop and garage in Apartment (H-1) and Local Business (L-1) districts, the Boston Redevelopment Authority is opposed to the granting of the petition. Although the site abuts similar uses, the proposal is unreasonable and would represent further encroachment of undesirable commercial development in this neighborhood.

Re: Petition No. Z-1108  
Beverly Building Management, Inc.  
31 Orkney Road, Brighton

Petitioner seeks two variances to change occupancy from a dormitory to thirty apartments in an Apartment (H-1) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 14-2	Lot area for additional dwelling unit is insufficient	1000 sq.ft./du	0
Sect. 17-1	Usable open space insufficient	400 sq.ft.	100 sq.ft.

The property, a five-story vacant structure, is located opposite Ayr Road, a short distance from Cleveland Circle. The structure was originally erected for 28 apartments, increased to 30 apartments and subsequently changed to a dormitory for approximately 140 students. The proposed reconversion would be a desirable reduction in density. The shortage of open space is mitigated by the relatively small size of the apartments. Approval is recommended.

VOTED: That in connection with Petition No. Z-1108, brought by Beverly Building Management, Inc., 31 Orkney Road, Brighton, for variances of insufficient lot area for additional dwelling unit and open space to change occupancy from a dormitory to thirty apartments in an Apartment (H-1) district, the Boston Redevelopment Authority has no objection to the granting of the petition. The proposal would be a desirable reduction in density. The shortage of open space is mitigated by the relatively small size of the apartments.



